

Owner:	Virginia Unser
Applicant:	Pat McGetrick
Location:	Southeast corner of Colonel Glenn Road and Talley Road
Area:	4.44 Acres
Request:	Rezone from R-2 to C-4
Purpose:	Future commercial development
Existing Use:	Undeveloped with two (2) vacant single family residences.

SURROUNDING LAND USE AND ZONING

North – Office – warehouse development (across Colonel Glenn Road); zoned I-1

South – Undeveloped property; zoned R-2

East – Undeveloped property; zoned R-2

West – Mixed commercial uses (across Talley Road); zoned C-3 and C-4

A. PUBLIC WORKS COMMENTS:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication right-of-way to 55 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Talley Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Colonel Glenn Road and Talley Road.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Bus Route #14 (Rosedale Route) runs along Colonel Glenn Road and Shackleford Road to the west.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the 65th Street West Planning District. The Land Use Plan shows Light Industrial (LI) for this property. This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for a rezoning from R-2 (Single-Family Residential) to C-4 (Open Display Commercial District) to allow for future re-development of this site. There is a separate item on this agenda to amend the Land Use Plan to Commercial for this site.

Master Street Plan:

Talley Road is shown as a Local Street and Colonel Glenn Road is shown as a Principal Arterial on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. A Collector design standard is used for Commercial Streets. A Principal Arterial is to serve thorough traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is an Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lane is shown along Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Virginia Unser, owner of the 4.44 acre property located at the southeast corner of Colonel Glenn Road and Talley Road, is requesting to rezone the property from “R-2” Single Family District to “C-4” Open Display District. The rezoning is proposed to allow future commercial development of the site.

The property is undeveloped and mostly wooded. There are two (2) vacant single family residences located on the property, at the northwest and southwest corners of the site.

An office-warehouse development is located on the I-1 zoned property across Colonel Glenn Road to the north. A mini-warehouse development is located further north, with the Clear Channel development to the northwest. Undeveloped property is located to the south and east. Light industrial uses are located further south and east. A mixture of commercial uses, including a hotel and vacant lots, are located on the C-3 and C-4 zoned property to the west across Talley Road.

The City's Future Land Use Plan designates this property as Light Industrial. A proposed Land Use Plan Amendment to Commercial is a separate item on this agenda.

Staff is supportive of the requested C-4 rezoning. Staff views the request as reasonable. The property is located within an area of mixed uses. Mixed commercial uses, including a hotel, retail and outdoor auto display, are located to the west across Talley Road, and extend further south than the south boundary of this subject property. Light Industrial uses are located north, south and east of the site. Staff believes it appropriate to rezone this intersection corner to C-4 for future commercial development. In staff's opinion, rezoning this property to C-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 16, 2014)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.